BK 3279

WARRANTY DEED

For and in consideration of the sum of _____

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and other good and valuable considerations cash in hand paid by Nina Mae Smith, the receipt of which is hereby acknowledged,

Louis H. Martin and wife Margaret Heer Martin, *have bargained and sold, and by these presents do transfer and convey unto the said* Nina Mae Smith, (a widow) her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

A tract of land in the 8th, formerly the 13th, Civil District if Davidson County, Tennessee, being part of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, page 603, Register's Office for said County, described as follows:
Beginning on the westerly margin of 24th Avenue North 213 feet southerly from the southerly margin of the New Hydes Ferry Road; thence with the westerly margin of 24th Avenue North, southwardly 64 feet; thence westwardly 200 feet to the easterly line of the Mamie Santi Hall property; thence with said line northwardly 76 feet to a point 101.5 feet southerly from the southerly margin of an alley; thence eastwardly 200 feet to the beginning.
Being the same real property conveyed to Louis H. Martin and wife, Margaret Heer Martin, by deed from Jacob J. Heer and wife, dated August 29, 1949, filed September 12, 1947, and recorded in Book 1517, page 560, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nina Mae Smith, her _____ *heirs and assigns, forever.*

And we *do covenant with the said* Nina Mae Smith _____ *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, Louis H. Martin and wife, Margaret Heer Martin, _____ *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Nina Mae Smith, her _____ *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 7th *day of* September, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louis H Martin
Margaret Heer Martin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THEODORE LEWIS *a Notary Public in and for said County and State,* Louis H. Martin and wife, Margaret Heer Martin, _____ *the within named bargainor* S *, with whom I am personally acquainted, and who acknowledged that* they _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 7th *day of* September, *19* 61

Theodore Lewis *Notary Public*

Commission expires 11/5/63

PG 633